

MONO COUNTY PLANNING COMMISSION

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AGENDA

THURSDAY, APRIL 12, 2007 - 10 A.M.
Supervisors Chambers, County Courthouse, Bridgeport

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. INTRODUCTION OF PAUL ROWAN, NEW DISTRICT 1 COMMISSIONER

4. ELECTION OF CHAIR & VICE CHAIR

5. RESOLUTION OF APPRECIATION FOR RICK KATTELMANN, OUTGOING CHAIR & EIGHT-YEAR COMMISSIONER

6. MEETING MINUTES: Review and adopt minutes of: 1) Special Meeting of October 26, 2006, (Black, Bush and Shipley must be present) and 2) Special Meeting of February 1, 2007.

7. PUBLIC HEARINGS:

****10:15 P.M.***

FIRST EXTENSION OF TENTATIVE TRACT MAP 35-32/Wright. The proposed project would divide APN 24-120-23, totaling 10.198 acres, into three lots. The parcels range from 2.71 to 3.26 acres. The property is located on the north side of Hwy. 120 about ¼-mile west of the intersection of Hwy. 120 and U.S. Hwy. 6, near the community of Benton. The General Plan designation is Rural Residential (RR). An environmental analysis was prepared in accordance with Section 15183 of the CEQA guidelines. *Staff: Keith Hartstrom*

****10:30 A.M.***

FIRST EXTENSION OF TENTATIVE PARCEL MAP 35-31/Bourne. The proposal would divide a 189.7-acre parcel (APN 24-100-03) into four lots of 6.0, 9.8, 4.8 and 6.9 acres and a remainder parcel of 131.6 acres. The project, which will be serviced by individual water and sewer, is located approximately one-half mile north of the community of Benton and the junction of S.R. 120 and U.S. 6. The four parcels are located on the east side of U.S. 6. The General Plan designation is Rural Residential (RR) east of U.S. 6 and Agricultural (AG) to the west. An environmental analysis was prepared in accordance with Section 15183 of the CEQA guidelines. *Staff: Keith Hartstrom*

8. ACTION ITEMS:

****11:30 A.M.***

FINAL APPROVAL OF PARCEL MAP 37-170/Hebert. Parcel Map 37-170 will divide APN 60-150-06, totaling 1.03 acres, into three lots of 0.23 acres (10,358 sf), 0.47 acres (20,781 sf) and 0.31 acres (13,635 sf). The property is located on the south side of Crowley Lake Drive in the community of Hilton Creek, and has an existing duplex apartment on Parcel 1. The General Plan designation for the property is Mixed Use (MU), with parcel 2 being restricted to residential use. The tentative parcel

More on back...

DISTRICT #1
COMMISSIONER
Paul Rowan

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

map was approved at a public hearing conducted by the Planning Commission on June 23, 2004, and subsequently extended on Aug. 10, 2006. *Staff: Evan Nikirk*

***11:40 A.M.**

FINAL APPROVAL OF PARCEL MAP 37-176/Vasquez. Parcel Map 37-176 will divide APN 25-030-24, totaling 5.72 acres (gross), into five parcels (four parcels and a remainder) of 1.0 acre each. Street rights-of-way comprise the remaining 0.70 acres, resulting in net property of 5.02 acres being subdivided. The property is on the west side of U.S. Hwy. 6, located one mile south of the intersection of S.R. 120 and U.S. 6 in the community of Benton. The General Plan designation is Rural Residential (RR). The tentative parcel map was approved at a public hearing conducted by the Planning Commission on June 23, 2004, and subsequently extended on Sept. 14, 2006. *Staff: Evan Nikirk*

***11:50 A.M.**

FINAL APPROVAL OF PARCEL MAP 35-51/Bourne. The proposal would divide a 189.7-acre parcel (APN 24-100-03) into four lots of 6.0, 9.8, 4.8 and 6.9 acres and a remainder parcel of 131.6 acres. The project, which will be serviced by individual water and sewer, is located approximately one-half mile north of the community of Benton and the junction of S.R. 120 and U.S. 6. The four parcels are located on the east side of U.S. 6. The General Plan designation is Rural Residential (RR) east of U.S. 6 and Agricultural (AG) to the west. An environmental analysis was prepared in accordance with Section 15183 of the CEQA guidelines. *Staff: Evan Nikirk*

9. WORKSHOP: No items.

10. REPORTS:

A. DIRECTOR

B. PLANNING COMMISSIONERS

11. INFORMATION: No items.

12. ADJOURN

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.